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Robert J. Davenport, of the City of Detroit's Community and Economic Development Department, affirms that this document is a true copy of the Development Plan for the Woodbridge Rehabilitation Project, adopted by Ordinance 360-H effective December 20, 1979.

ATTEST:

James H. Bradley
James H. Bradley
City Clerk

Robert J. Davenport
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JAN 19 1982

DEVELOPMENT PLAN

WOODBIDGE REHABILITATION PROJECT

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
DETROIT, MICHIGAN

RECORDED JAN 19 1982 AT 250 O'CLOCK P
FOREST E. YOUNGBLOOD, Register of Deeds
WAYNE COUNTY, MICHIGAN 48226

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November 1, 1979

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I. DESCRIPTION OF AREA

A. Boundaries of Woodbridge Area

1. Beginning at the intersection of the southerly property line of the New York Central Railroad and the south right-of-way (R-O-W) line of the Ford Freeway; thence easterly along the south right-of-way line of the Ford Freeway to the intersection of the south right-of-way line of the Ford Freeway and the centerline of Trumbull Avenue; thence southerly along the centerline of Trumbull Avenue to the centerline of Trumbull Avenue and the centerline of Grand River Avenue; thence north-westerly along the centerline of Grand River Avenue to a point on the southerly property line of the New York Central Railroad; thence northeasterly along said property line to a point on the south right-of-way line of the Ford Freeway, the point of beginning.

B. Description of Area

Woodbridge is an area rich in public and private resources. The major assets of Woodbridge are:

1. A basically healthy neighborhood in one of the most culturally dynamic areas of the City.
2. A large stock of structurally sound homes. Most of the houses were constructed at the turn of the century between 1895 and 1910. Their design, character, and heritage are of architectural and historical significance. Many have been retained in their original condition. The area contains 831 structures on 71 blocks.
3. A population that has a mix of income, family size, race, age and educational background. The 1970 census indicated that there were approximately 6,400 residents whose median income has increased approximately 100% from 1960. More than half the residents owned their home. The area is integrated with about 60% black population.
4. A desirable location adjacent to Wayne State University, the Cultural Center, the Medical Center and is convenient to Downtown and the New Center. (See Map 1)
5. Woodbridge has a limited problem with abandonment and is a neighborhood that is attracting young families from various income groups and all races.

The major problems of the area that this plan will address are:

1. Land uses that are not compatible with a residential neighborhood.
2. Deterioration of certain homes due to lack of maintainan
3. Major institutional and commercial expansions into the area.

4. Vacant land consisting of small scattered sites resulting from the demolition of abandoned buildings.

II. OBJECTIVES AND POLICIES FOR THE AREA

A. Residential

1. Residential Objectives

The Woodbridge District Area should remain a predominantly residential neighborhood with conservation of the existing sound housing.

- a. To improve the quality of the neighborhood housing stock, the older, structurally-sound homes in the Woodbridge area should be retained, repaired and rehabilitated where they are, or if feasible moved to another site within the area for rehabilitation.
- b. Since the preservation and rehabilitation of those structures having historical or architectural merit is integral to the heritage of the area, their rehabilitation should be encouraged.
- c. A set of standards should be established as a guide for the conservation and rehabilitation of homes in the Woodbridge area.
- d. Resources should be sought to allow residents to improve their homes and implement neighborhood improvements.
- e. Blighting influences should be corrected.
- f. Part of the appeal and identity of the Woodbridge neighborhood is its distinctive turn-of-the-century character. Exterior rehabilitation efforts on residential buildings should contribute to preserving and reinforcing this character.
- g. Where redevelopment is necessary and desirable, efforts should be made to minimize dislocation to existing residents. Residents who must be displaced and who desire to relocate within the Woodbridge area should be allowed and assisted to do so.
- h. New construction that occurs in the Project Area should be compatible with such items as structural types, density and architectural scale, proportion and rhythm of fenestration and color and texture of exterior materials.
- i. Neighborhood improvements should be undertaken with sensitivity to the diversified character of Woodbridge's population so that these improvements will benefit existing residents.

2. Residential Policies for Sub-Areas

- a. **Commonwealth-Avery Corridor:** The housing stock in the Commonwealth-Avery Corridor has the greatest feasibility for rehabilitation because of the durable construction materials used in the homes and the small degree of deterioration in the homes. The emphasis on treatment in the Corridor should be:
- (1) Rehabilitation of all structures where feasible to standards defined on page 8.
 - (2) Single and two-family homes that have been subdivided into sleeping rooms shall be encouraged to be converted back to their originally intended occupancy. Existing apartment buildings shall also be rehabilitated to their original occupancy.
- b. **Northwest Triangle:** This is the area bounded by Rosa Parks Boulevard, Warren Avenue, New York Central Railroad tracks, and the Ford Freeway and is a mix of residential, industrial and commercial uses. (See Development Plan Map). The plan for this area is to retain and reinforce the residential uses in the area bounded by alley between 14th and Wabash, Rosa Parks Boulevard, Warren and Merrick. Rehabilitation within the Northwest Triangle will follow guidelines established according to the second level of rehabilitation described on page 9.
- c. **Hecla-Merrick Area:** This is the area bounded by the alley first south of Merrick, Rosa Parks boulevard, the Edsel Ford Freeway and Avery (see Development Plan). The area is 85% vacant or non-residential land. It is important that the Hecla-Merrick area receive treatment that will protect and enhance these surrounding areas. The future of the site is uncertain and no major land use changes are proposed at this time. Rehabilitation efforts will follow the guidelines set in level two of the rehabilitation and repair standards described on page 9.
- d. **Vacant Lots:** The following policy is endorsed as a manner of treatment of vacant lots:
- (1) Vacant land will first be offered for sale to adjacent property owners.
 - (2) Where vacant lots are adjacent to multiple unit apartment buildings, owners may purchase such lots for off-street parking where it will be properly maintained and where this does not encourage continued overcrowding or abuse of the original occupancy of the structure. Parking should be attractively landscaped to block the view of parked cars.
 - (3) Where lots are used for future construction sites, there shall be a minimum lot width of 40 feet.
 - (4) Vacant lots in the proposed redevelopment areas will be retained by the City pending implementation of the plan.

- (4) Where lots are used for gardens, there should be the understanding that the residents who benefit from the gardens have an obligation to maintain the entire lot, including those portions not used for gardening as well as the berm area.

B. Environmental

1. Environmental Objectives

It is the objective of the Woodbridge District Council to create an attractive and healthy living environment and to ameliorate environmental blight. This can be accomplished through the following:

- a. Reduce the detrimental influences that existing commercial and industrial exert on the residential community.
- b. Encourage the maintenance of the beauty of the existing tree lined streets.
- c. Improve street and alley lighting throughout Woodbridge to increase safety.
- d. Encourage the maintenance of the original street curbs
- e. Encourage the maintenance of the distinctive turn-of-the-century atmosphere and character of the community through rehabilitation efforts.

2. Environmental Policies

- a. The beauty of the Woodbridge area is enhanced by the existing tree lined streets, particularly in the Commonwealth-Avery Corridor. Efforts made to increase the beauty of streets by planting shade trees in the berm, by maintaining cleanliness in yards, and by attractive landscaping of property shall follow the policies listed:
 - (1) Residents shall be encouraged to landscape their property in an attractive manner, as well as to maintain their grounds.
 - (2) Maintenance of both public and private land shall be enforced to improve the cleanliness of the area.
 - (3) Beautification of the streetscape shall be accomplished in a manner that will preserve the turn-of-the-century character of the area.
- b. Part of the appeal and identity of the Woodbridge neighborhood is its distinctive turn-of-the-century atmosphere and character. Public improvements shall contribute to preserving the design quality characteristics of this area.
- c. Street lighting should be black wood poles with foot pegs and finial mounted on a fluted black cast iron base, with bell shaped head hung from a curved pair of black cast iron arms, head and globe to freely pivot (O.P. type pole and base with foot pegs and AK-10 series head). Streets lights other than the O.P. type pole described above, should be replaced. Street lights should be properly maintained from a stockpile of parts made available by P.L.D. The removal of these fixtures from other areas will provide parts for the maintenance of the lights. Lighting on Grand River

- d. Vacant lots should be graded, seeded and maintained free of litter and weeds.
- e. Original curbs should be kept wherever possible.

C. Commercial

1. Commercial Objectives

Local Commercial Uses that serve Woodbridge and surrounding communities are in integral and important part of the neighborhood. These commercial uses should be encouraged to remain as a means of increasing jobs and improving services provided that the residential environment is not adversely affected. Incompatible business should be encouraged to relocate on an appropriate site to conserve and strengthen the existing predominant residential uses and character of the neighborhood.

2. Commercial Policies

Local businesses that serve the area are encouraged to relocate to an appropriate site, if such a site exists in the district area.

- a. Businesses that are to remain shall be encouraged to rehabilitate, fix-up and landscape to ameliorate all blighting conditions, to improve the neighborhood environmental quality and to do so in such a manner as to strengthen the turn-of-the-century character of the area. Visible storage areas shall be screened by opaque fences and landscaping.
- b. Business that operate in Woodbridge shall have adequate off-street loading and storage as well as sufficient parking.
- c. Grand River: Existing viable businesses along Grand River shall be retained and rehabilitated and vandalized buildings that are beyond rehabilitation shall be cleared. The entire strip shall be beautified through new sidewalk construction, landscaping, sign control, etc. Locally oriented service businesses shall be encouraged to locate on Grand River between Trumbull and Rosa Parks Boulevard to reinforce the viability of adjacent housing and disrupt it as little as possible.
- d. Trumbull, Rosa Parks Boulevard, Forest:

Residential elements of these streets should be emphasized. Existing neighborhood businesses should be retained because of their contribution to the neighborhood and their operations should be compatible with the nearby residential community. Incompatible industries should be encouraged to relocate, and abandoned property should be returned, when possible to the appropriate conforming land use.

D. Circulation

1. Circulation Objectives

To provide a quiet residential environment and to insure safety of pedestrians, through traffic should be directed to the periphery of the residential area and pedestrian vehicle conflicts decreased.

- a. Commercial and industrial traffic should be confined to major thoroughfares.
- b. Local streets should be made safe by better traffic regulation.
- c. Adequate parking should be planned for local residential, commercial and industrial uses.
- d. Existing alleys should be improved and remain open in most areas of the neighborhood to provide access to garages and access for trash removal.
- e. Traffic signs and regulations should be used to allow easy access to commercial and service areas.
- f. Pedestrian walkways should be established and maintained to link Woodbridge to neighboring communities, schools, recreational facilities, shops, etc.
- g. Bicycle lanes should be constructed paralleling major thoroughfares.

2. Circulation Policies

The street patterns should not be altered as to be detrimental to the tax base, health, personal interaction and the survival of the residential atmosphere of the Woodbridge community.

- a. Major streets (Refer to map entitled Rights-of-Way Adjustment Plan).
 - (1) Warren Avenue between Grand River and Trumbull is currently undergoing a Federal Reconnaissance Study and is shown on the map as it currently exists.
 - (2) Forest shall be converted to a two-way street. The pavement width will be decreased one-half lane on each side. The wider berms created shall be landscaped.
 - (3) Fourteenth and Rosa Parks Boulevard exist in Woodbridge as thoroughfares and are shown as such on the map.

b. Local Streets (Refer to map entitled Rights-of-Way Adjustment Plan).

- (1) Local streets shall be limited to local traffic by use of stop signs, one-way streets, and street closings.
- (2) In order to discourage through traffic, Alexandrine shall be closed at Avery, Putnam shall be converted to one-way eastbound between 14th and Wabash, and Vermont shall be converted to one-way southbound between Merrick and Warren.

c. Alleys

- (1) An alley treatment program shall be undertaken to resurface and light alleys, enforce garbage and debris clean up, remove or rehabilitate dilapidated garages and improve commercial alleys to allow off-street deliveries, where needed.
- (2) The alleys in Parcel A bounded by Rosa Parks, Merrick, Avery and Putnam shall be vacated (see Rights-of-Way Adjustment Plan map).

d. Pedestrian Walkways

- (1) Existing sidewalks shall be improved throughout the area where necessary. Ramped curbs should be made at intersections for the handicapped as well as those with shopping carts and strollers..
- (2) Since larger amounts of pedestrian traffic will be handled on Canfield, Warren, Forest and Trumbull, walkways shall provide well marked crosswalks, ramped curbs, landscaping and lighting necessary for safe pedestrian use.

E. Recreation and Open Space

1. Recreation and Open Space Objectives

Woodbridge has a wide variety of available recreational facilities. Existing facilities should be more fully developed rather than new facilities being constructed.

- a. Within Woodbridge, there should be a variety of open spaces, both large and small for active play and passive uses.
- b. The facilities of neighboring institutions such as public schools, Wayne State University, the Boy Scout Headquarters, and local churches should remain open for use by Woodbridge residents to avoid costly duplication of facilities.
- c. Tot-lots should be supervised to insure the well being of children while using the facilities.
- d. Scripps Park should be upgraded and enriched as a gateway to the Woodbridge Community.

2. Recreation and Open Space Policies

Available and currently planned recreation and open space is more than adequate to service adults and other older children.

The only new recreational/open space areas that should be developed are those constructed with possible new residential development. Such recreation areas would be privately built and maintained as part of the new development.

III. TYPES OF PROPOSED ACTION

The primary goal of this project is to conserve and reinforce the existing predominant residential uses and character of the neighborhood. The following actions are to be undertaken for the purpose of achieving this goal.

A. Rehabilitation

The Historic Designation of the Woodbridge Neighborhood requires that in the rehabilitation of residential structures using federal funds that every effort be made to adhere to the recommendations set forth by the U. S. Department of the Interior in its "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings".

The rehabilitation program is designed to conserve and improve the quality of neighborhood housing and to facilitate the physical compatibility that is needed between the residential, commercial and industrial sectors of the community. Attention shall be devoted to the older and more structurally sound homes which will be retained, repaired and rehabilitated where feasible. Rehabilitation efforts shall be conducted so as to retain the original exterior design character of the structures; rehabilitation shall encourage the conversion of homes back to their originally intended occupancy.

The two (2) levels of repair and rehabilitation which shall exist for the community are listed below.

The method of approach taken will be by means of a block-by-block evaluation and will involve a prioritized schedule of repair. As a guide to the amount of repair and rehabilitation proposed within this area, the following criteria will apply.

1. Areas displaying greater rehabilitation feasibility within the community development area:

In this level of rehabilitation treatment are included blocks which are characterized by owner-occupancy, reasonable standards of residential property maintenance, sound original construction, architectural or historical significance, and a long-term residential property life. Structures meeting these criteria are eligible for loans or grants which are designed to erase the initial signs of decline. The following repairs will be performed in order of importance as listed, with the first three issues being the minimum allowable repairs to be corrected in order to satisfy loan/grant eligibility for this level of rehabilitation.

- a. Correction of hazardous conditions which endanger the health and safety of the occupants.
- b. Serious conditions which threaten the future occupancy of the house.
- c. The exterior appearance of the house.
- d. Code violations.
- e. Energy conservation.
- f. Insipient conditions.

2. Areas displaying less rehabilitation feasibility:

Transitional blocks within the area having an uncertain future which may be due to the mix of incompatible land uses, less substantial residential construction, a greater degree of abandonment and vandalism, functionally obsolete buildings, or other factors, shall be eligible for loans and grants under the following program:

The list of repairs follows the same order of importance as listed in Level I. The minimum level of repairs to be made by the owner/occupants to qualify will be to comply with the standard (a), to correct all hazardous conditions. Non-owner occupied dwelling must have all conditions up to the level of (d), code violations, corrected.

B. Acquisition

Because the major thrust of the Plan is to preserve the residential character of the Woodbridge area, there is little acquisition planned as part of project activities. The uses identified to be removed in the Land Acquisition Plan will not substantially affect the current land use pattern in the project, but will remove certain uses that negatively affect that continued viability of the area as residential neighborhood.

C. Redevelopment

The small redevelopment areas which will be acquired through this Plan are intended to be revitalized in a manner that will support the existing residential community. Interior streets and alleys may be eliminated to provide maximum utilization of land.

Parcel A bounded by Rosa Parks, Merrick and Avery (see Acquisition and Disposition Plan maps) is to be re-zoned as PD and developed for residential use of medium-density such as low-rise apartments or townhouses but not excluding single-family homes. New construction shall be compatible with height, density, architectural scale, structural types, proportion and rhythm of fenestration, color and texture of exterior materials of existing homes in the Project Area.

D. Public Improvements

1. Streets

- a. Alexandrine between Avery and Grand River shall be vacated and converted to an easement.
- b. Forest shall be converted to a two-way local street. The pavement width shall be reduced by one-half lane on each side. The wide berms thus created shall be landscaped.
- c. Trumbull will remain a two-lane, two-way street.

2. Sidewalks

- a. Existing sidewalks should be repaired as required. Ramped curb cuts should be made for the handicapped as well as those with shopping carts or strollers.
- b. Walks on Warren, Forest, and Trumbull and Canfield which handle larger amount of traffic shall provide for safe pedestrian crossings and movements.

3. Lighting

The existing O.P. poles shall remain, these poles shall be repaired or replaced when necessary. Modern heads and globes on O.P. poles shall be replaced with original types heads and arms where possible. In those areas

that are currently lit primarily with O.P. lighting, the poles that are not O.P. poles and heads should be replaced with O.P. poles and heads to provide lighting and design harmony. Poles will be maintained from salvaged parts stockpiled by the Public Lighting Department (P.L.D.). Lighting on Warren Avenue and Grand River may be augmented by standard fixtures compatible with existing O.P. poles.

IV. Land Use Plan

- A. The map entitled "Land Use and Development Plan" is included as part of this Plan. This map shows:
 1. Proposed land uses.
 2. Public streets, alleys and easement boundaries for sub-surface utilities.
- B. Uses listed in the following section, and other uses determined by the City to be similar, are for land to be acquired by the project and redeveloped. Uses are permitted as designated on the "Land Use and Development Plan".

1. Residential Uses:

Residential uses on lots in excess of 40' wide are intended to include low density residential developments, with a density of 10-20 dwelling units per acre. Parking shall be provided at the rate of 1½ spaces per dwelling unit. Lots less than 40' wide are subject to the section discussing vacant lot policies.

2. Commercial Uses:

Commercial uses are intended to include businesses that provide local services and/or businesses that have no adverse effect on the adjacent residential neighborhood. Parking and Floor Area Ratio requirements will meet those stipulated in the Zoning Ordinance.

- C. Additional Controls

1. Parking and Loading

Parking requirements not specifically stated shall be those set forth in the Zoning Ordinance of the City of Detroit. But upon determination that a combination of uses can be adequately served by a lesser number of parking spaces, the City of Detroit may reduce the amount of required parking.

All loading will take place off the street right-of-way so as not to cause traffic congestion.

All parking and loading areas and drives will be surfaced with a pavement having an asphaltic or cement binder or similar material so as to provide a permanent durable and dustless surface.

A twenty-foot landscaped setback of all parking areas shall be observed from all major right-of-ways. A ten-foot landscaped setback shall be observed from all other rights-of-way and from adjoining property lines.

All parking and loading areas shall have proper drainage for rain and snow.

All parking and loading areas shall be screened from the view of residential units and from streets by earth berms, walls, dense planting, depression of parking surface below grade or a combination of the above.

The nearest portion of all parking areas shall be no more than 100 feet from the facility to be served.

Adequate lighting shall be provided in parking areas to help insure safety and discourage vandalism. This lighting shall not produce glare on adjacent residential units.

2. Signs

No signs shall be erected which do not pertain to activities conducted on the parcel upon which they are located. The size, location and general design of all signs permitted shall be in conformance with development objectives and subject to approval of the City of Detroit.

3. Outdoor Utility Equipment

Outdoor meters, air conditioning equipment, and antennas shall be incorporated in the design and be as unobtrusive as possible. Meters and transformer boxes on residential parcels may be located above ground provided that they are screened from public view. The location of these meters and transformers and the screening equipment used shall be subject to approval by the City of Detroit.

4. General Appearance and Arrangement of Sites

Prior to start of site work on any parcel, a Landscape Plan shall be submitted to the City of Detroit for review and approval. This Landscape Plan shall show proposed grading (between 1% and 10%) and design and landscape elements that are to be either retained or installed.

All land not utilized for buildings and paving shall be landscaped. All storage of material will take place within the buildings.

Wherever possible, existing mature trees shall be retained.

On all parcels a plan for management services, including waste disposal, maintenance of common open spaces, maintenance buildings etc., shall be submitted for review by the City.

5. Urban Design Criteria

A set of urban design criteria will be furnished to the developer for his guidance in interpreting the intent of the Restrictions and of the City's intentions in redeveloping the Woodbridge area.

In areas of the project to be cleared for residential redevelopment, all utility equipment, including facilities transmission, or distribution of gas, electricity, steam, water or communications, except fire hydrants, lighting standards and electrical transformers will be located underground or enclosed entirely within a building. Where low-rise dwelling units are developed, certain utility equipment such as transformer boxes may be located above ground provided that it be screened from public view - subject to the approval of the City.

In all other areas of the project, new utility equipment and major alterations to existing equipment shall conform with requirements for similar equipment in similar locations within areas cleared for redevelopment.

V. REHABILITATION STANDARDS

A basis for rehabilitation standards for the Woodbridge Project shall be the building ordinances of the City of Detroit including the Building Code, and the codes for Plumbing, Electrical, Air Pollution, Heating, Zoning, and Fire Safety and Prevention provide a sound basis for rehabilitation of existing buildings. They outline sound contemporary standards of construction, and a sound basis for provisions for building equipment, use and occupancy. These code standards are hereby incorporated by reference and made a part of the Project Rehabilitation Standards and a part of the Development Plan. All property in the Woodbridge project area shall comply with the standards set forth in all applicable statutes, codes and ordinances, as amended from time to time, relating to the use, maintenance, facilities, and occupancy of existing properties, including but not limited to, the building, plumbing, heating, electrical, housing, zoning, air pollution and all fire protection codes.

In addition to compliance with local statutes, codes and ordinances, all properties in the Woodbridge area, either devoted in whole or in part to residential uses shall conform to the following standards. All of the following standards should be interpreted sensitively to allow retention of the character and design of the structure.

Additional Standards for all Residential Structures:

1. Surfacing and Landscaping

Including grass and shrubs, shall be provided as necessary to assure cleanliness, durability, drainage, attractiveness, and usefulness of the site; shall include walks and steps as needed to connect building entrance with public and parking areas, and shall include hard-surfacing of any on-site parking areas, which may be provided (both open and covered).

2. Bathroom facilities

In each dwelling unit shall include a watercloset, lavatory, bathtub and/or shower, medicine chest or storage compartment, mirror, and towel bars. These facilities shall not be in rooms used as a passageway to other rooms, the exterior or any other spaces except storage areas, shall afford privacy to the user and shall be rearranged for convenient use.

3. Any Floor Below Grade

Shall be of concrete or similar surfacing material that is water-proof and durable and shall have adequate means for drainage; wood structural or finish floors that have less than 18 inch clearance between the structural members and the soil shall be given damp-proofing protection or shall be replaced or rebuilt so as to eliminate danger of decay.

4. Wall, Roof, Window, Door and Other Components Enclosing The Structure

Shall be weather-tight and prevent entrance of moisture, winds, dirt and vermin and shall be cleaned or refinished as is necessary to present an attractive appearance.

5. Awnings

Over window of porches and porches, steps, and appurtenances must be sufficiently strong and well braced to meet snow and wind design loads for Detroit or to withstand conditions to which they will likely be exposed.

Asphalt or felt siding in roll, strip, sheet, or shingle form and roll or strip roofing (for pitched roofs) of tar and felt materials shall not be permitted as a new material for surfacing on any building although such existing material in good condition or requiring only minor repairs may be maintained.

6. Electrical Receptacle Outlets

Shall be provided, conveniently spaced for use, to assure that every habitable room shall have a minimum of two double receptacles, and every "living room" shall have an additional two receptacles for a total of four in that area. Halls, corridors, etc. of multiple unit buildings shall have at least one outlet for each twenty-five linear feet of hall length.

7. Interior Finishes, Walls, Materials and Fixtures

Hardware cabinets, doors and trims shall provide surface without noticeable irregularities or voids, shall have consistent design throughout each area, and a clean and suitable base for painting or other appropriate decorative treatment and shall provide ease of maintenance and assurance durability. Paint encrusted switches, plates, radiators, window hardware, trim, etc. shall be cleaned or replaced.

Additional Standards For Multiple Dwellings (four or more units)

1. Illumination of Exterior, Entrance and Parking Areas

And all interior public or common use areas of multiple-unit buildings (more than 4 dwelling units) shall be provided to assure safety and comfort at all times with minimum glare or annoyance for residents and neighbors and shall be controlled automatically or by authorized persons only.

2. Safe and Secure Space For Laundry Purposes

Shall be provided in every building and be available to the occupants of every dwelling unit. Hot water shall be provided to all laundry areas.

Safe and Adequate Kitchen Appliances

shall be provided for every multiple-unit building (more than 4 dwelling units) and shall include a stove with at least 2 burners or heating units, an oven, and a refrigerator.

3. Room Sizes and Layouts

Shall conform with the table below. Room layouts shall not be interrupted by a public hall or area. All required areas of a dwelling unit must be contiguous.

Name of Space (1)	Minimum Area (Sq. Ft.)			Least Dimension (2)
	O-BR LU (2)	1 & 2 BR LU (2)	3 or more BR LU (2)	
LR	NA		150	10'-0"
DR	NA	80	100	7-8
K	NA	60	60	5-4
K'ETTE	20	25	40	3-6
BR (Double)	NA	110	110	8-8
BR (Single)	NA	80	80	7-0
LR-DA	NA	180	200	(3)
LR-DA-K	NA	220	250	(3)
LR-DA-SL	220	NA	NA	(3)
LR-SL	190	NA	NA	(3)
K-DA	80	80	110	(3)
K'ETTE-DA	60	60	90	(3)

Notes: (1) Abbreviations:

LU = Living Unit or Dwelling Unit
 LR = Living Room
 DR = Dining Room
 DA = Dining Area
 K = Kitchen
 K'ETTE - Kitchenette
 BR = Bedroom
 SL = Sleeping Area
 NA = Not Applicable
 O-BR = No Separate Bedroom

- (2) Variations to these areas and dimensions may be permitted when existing partitions preclude precise compliance, and the available area or dimensions do not hinder furniture placement and the normal use of the space.
- (3) The least dimension of each room function applies except for the overlap or double use of space in combination rooms.

4. Kitchens or Kitchenettes

In each dwelling unit shall be provided with space for a stove with at least 2 burners or heating units, an oven, and a refrigerator, and with 30 square feet of shelving, 5 square feet of drawer area, 10 square feet of counter area, and a kitchen sink with hot and cold water supply and that has an attached drainboard or that is set into a counter-top (when more than one bedroom, kitchen shelving should be expanded by 10 square feet, drawer area by 5 square feet and counter area by 5 square feet for each additional bedroom).

5. Clothes Closets

Either built-in or movable, shall be provided within each

a sleeping room. Each clothes closet must contain a rod for hanging clothes, with a minimum of four (4) foot distance from the rod to the bottom of the space.

General Bulk Storage

Space in addition to space in closets (such as bedroom, linen, broom, closets, etc.) shall be provided within the dwelling unit or in a locked space elsewhere within the building as follows: 100 cubic feet of storage space per dwelling unit when there are two or less bedrooms in the unit; for each dwelling unit with more than two bedrooms, the space shall be increased by 20 cubic feet per additional bedroom.

6. Safety and Security of Property and Persons

Throughout a building shall be assured by provision of communication systems and entrance controls and locks, alarms, lighting, basement window security devices or screens, vision panels in or adjacent to doors at entrances and in halls and public areas, and such other means as may be necessary; and shall include automatic closing devices that may lock automatically on doors serving more than two dwelling units; automatic closing and locking devices that unlock from the exterior only with a key on doors serving more than four dwelling units; lighting of public spaces of multiple-unit buildings (more than 4 dwelling units) at all times, at a minimum intensity of 10 foot-candles everywhere at floor level, evenly distributed to eliminate deep shadows, and on a house circuit controlled by authorized persons only; and dwelling unit entrance doors that are of sturdy construction and equipped with burglar-proof locks and an interior security bolt, chain, or similar device.

7. Basement Dwelling Units

Shall be created or maintained only when they will be equal to other units in the building and only when elimination of wall leaking, and flooding can be assured; when light and ventilation are equal to other units in the building, and when piping, structural members, etc. can be enclosed without creating obstructions in spaces, decreasing usefulness of the spaces or lowering head room below 7 feet 6 inches. Basement areas, in multiple unit buildings, not to be used for residential, storage, common use, or maintenance purposes shall be modified to assure safety and security for building occupants and shall be stripped of non-structural partitions and provided with lighting, doors with security locks, and windows that are blocked-up or have security screens.

8. Elevator Service

Of adequate size and capacity for passengers and freight shall be provided to dwelling units above the fourth floor of any residential structure. Existing elevators shall be reconditioned and made safe and operable.

RESIDENTIAL REHABILITATION OBJECTIVES

In addition to the standards stated above there are a series of objectives and guidelines, which, while not a requirement, are desirable modifications to meet the objectives of the program and to eliminate incipient violations of the project rehabilitation standards. Items listed as rehabilitation objectives will be considered as eligible work items for rehabilitation loan and grant financing.

1. Incipient Defects

Of any portion of the building which will lead to need for repair or to violations of provisions of the Property Rehabilitation Standards should be corrected immediately to prevent future deterioration and to assure the soundness of the building and to protect investments in work done to conform with the Property Rehabilitation Standards.

2. Durability and Life-Span

Of each building shall be extended by assuring that each building, its mechanical components, structural components, finish materials and other parts shall be of such quality, construction, and age as to remain secure, safe and useful during the period of the buildings' expected lifetime. A component with a normal useful lifetime less than that of the building should be replaced if the age of the existing components exceeds 75 per cent of the normal expected lifetime for the component. A fund or plan for replacement should be established for any components which may be expected to pass their useful life during the life span of the building.

3. Accessory Building

Including garage and/or tool equipment storage structures commonly associated with residential activities should be constructed or maintained only when necessary and practical considering the amount of usable open space on the lot.

4. Basement Areas To Be Vacated

Not used for residential, common, maintenance, or storage purposes, in multiple-unit buildings (more than 4 dwelling units) should:

- a. be provided with one vandal resistant lighting fixture on a house circuit per 250 square feet of floor area and should be opened to view from a frequently used area; or
- b. be provided with secure doors and locks and masonry filling, metal bars, or security screens at all windows.

5. Mailboxes

In multiple dwelling unit buildings should be located inside the locked front door.

6. Laundry Facilities

For buildings containing less than four dwelling units should be provided with at least one set of laundry tubs.

For every building containing four-or-more-dwelling units, one reliable, operable, and preferably automatic washing machine and one drying machine for every 10 dwelling units or portion thereof should be provided. When more than five units may use any machine, commercial-type laundromat equipment should be installed. User charges for machines should not exceed the average charge for commercial laundromats in the project and surrounding areas.

7. Closets

To serve as bedroom clothes closets should be located where passage from each bedroom to a closet need not be through another habitable room. They should contain 3 feet of clothes rod per adult or youth that might occupy each room.

Linen closet, coat closet, broom and tool closet and other general purpose storage space within the dwelling unit, exclusive of required kitchen or bedroom-associated closet or storage space, shall total a minimum of 100 cubic feet, whenever possible, and shall be convenient and practical design and location.

8. Sleeping Area Privacy

In all dwelling units except one-room or efficiency units, shall be provided by doors which block light and reduce sound transmission from adjoining rooms. Sleeping areas should not serve as the only means of access to another habitable room, hall, basement or exterior.

9. Storage Rooms (not closets)

Of all buildings and common use areas of buildings containing 2 through 4 dwelling units shall be provided with one fixture switched from the exterior side of each entrance or door for the area and with at least one fixture (may be same one) switched from inside the area.

10. Artificial Lighting Fixtures

Should be provided in the kitchen area specifically to illuminate counter work area, sink area, and surface cooking units, and in the bathroom area to give shadow-free illumination to users of the mirror and lavatory.

11. Ventilation

Air conditioning units or systems or ventilation fans may be provided or electrical circuits of sufficient capacity for resident-installed units may be installed.

12. Enclosed Entry Areas

Serving more than four dwelling units and separated from the interior of the building by a locked door should be well lighted at all times and should have an exterior door that is glazed over at least 50 per cent of its area.

13. Entrance Doors To Each Dwelling Unit

Should be of hardwood or of solid-core flush door or other construction that will assure security, should be equipped with a tumbler lock and with an interior security bolt, chain, or similar device and should be provided with a one-way "peep-hole" or a window in or adjacent to the door. Entrance doors to several units opening into a public entrance area or corridor should be consistent in design and clearly marked.

Hallway and Stairway Doors

Serving more than one dwelling unit should contain a transparent panel with an area of at least two square feet positioned to permit a view of persons beyond the door.

14. Noise Control and Sound Proofing

Should be maximized by eliminating interconnecting holds, cracks, cabinets or doors between dwelling units, by encasing in a sound deadening wrapping or cover all pipes and ducts which pass through rooms of more than one dwelling unit or occupied area; by providing tight fitting and crack free windows and entrance doors that prevent normal speech transmission from a point one foot from one side of the door or window to a point one foot from the opposite side of the door or; and surfacing or insulating partitions between dwelling units with sound deadening material, by providing carpeting or similar material for floors between dwelling units, by rearranging or constructing closets, partitions, and voids, etc. between dwelling units.

15. Thermal Insulation

Should be provided for the roof or for attic spaces and for exterior wall if installation and vapor collection problems can be economically solved.

16. Re-Roofing

Should not be done over more than 2 layers of roofing on a pitched roof, and if it is necessary to strip the roof or roofing, all layers must be removed to expose the roof boards.

17. Windows, Doors, and Skylights

Should be repaired as follows:

- a. Repair if work can be done in place.
- b. Replace if the entire component needs to be removed in order to restore it.
- c. Refinish if only the surface needs work in order to restore to new condition.

Window, door, or skylight units may be replaced with metal units or other units which ease maintenance or provide more light and ventilation or ease cleaning.

Storm Windows

Double-glazed windows, and storm doors should be installed whenever feasible on all residential buildings. All exterior doors should be weather-stripped.

18. Kitchen Counters and Floors

Should be surfaced with crack free, permanently installed, washable and durable material and walls should be protected by a back-splash panel along and above the counters, sink and similar areas and which also meets the requirements for counter and floor surfacing material. All cabinets and equipment should be washable, sanitary, easy to maintain and free of crevices, or voids that allow collection of dirt and moisture.

19. Bathroom Walls

Around a built-in bathtub or shower should be protected by a waterproof, permanently installed material extending to a point at least five feet above the floor. Cabinets, tubs, and enclosures, counters, and lavatories shall meet requirements for similar items of kitchen equipment as listed above.

20. Floors

Shall present a surface suitable for tile, carpeting, or similar finish material. Wood floors should be repaired, sanded, nailed, tightened, and revarnished as necessary to approximate a newly finished surface and should be braced when possible to prevent excessive flexing and noises from movements.

21. Automatic Temperature Controls

Should be installed for heating systems servicing any dwelling unit.

Individual Heating Systems

Should be provided for all dwelling units in buildings with 4 dwelling units or less and in row houses, or individual heating system controls should be provided for every dwelling unit.

Humidifiers

Should be installed on forced-air heating systems.

22. Venting Of Plumbing

Which is to be extensively repaired or replaced should be made to conform with current venting practices whenever feasible.

Plumbing Access Panels

Should be provided for bathroom and other plumbing connections located within walls.

23. Fusible Type Electrical Service Equipment

Shall be adapted to accept "Type-S" Safety fuses which shall be required for this form of equipment.

24. Telephone Connections

Should be installed in every unit of multiple dwelling.

25. Parking Area Enclosures

Including earth embankments, may be provided to assure protection of persons and property and to improve appearances.

26. Front Property Line Walls

And exposed side-yard walls, in conformance with project design standards may be constructed to protect front and side yards from trespass.

27. Protective Enclosures For Refuse Storage Containers

To be kept outside a building may be constructed to permit access only by residents of the property and by the collection service agency and to ease maintenance and to improve appearances.

VI. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

A. The Relocation Plan for the Woodbridge Project is attached hereto and hereby made part of this Plan as required by the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended.

B. The Estimated Cost of Public Improvements is attached hereto and hereby made part of this Plan as required by the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended.

C. Right-Of-Way Adjustment Plan

The Right-of Way Adjustment Plan shows:

- a. Streets and alleys to be retained.
- b. Streets and alleys to be dedicated
- c. Streets and alleys to be vacated.
- d. Easements for sub-surface utilities.

This is hereby made a part of the Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended.

D. Zoning Plan

The Zoning Plan, showing the zoning proposals for all parcels in the project area, is included as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended.

E. District Plan

The District Plan is hereby made part of the Development Plan as required by the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended.

F. Procedure For Change In The Approved Plan

If previous to the lease, sale or exchange of any real property in the development area, the Common Council of the City of Detroit desires to modify the Development Plan, it shall hold a public hearing thereon, notice of such hearing to be given as provided in state law. If the modification be approved by the Common Council, it shall become part of the approved Development Plan.

The part of a Development Plan which directly applies to a parcel of real property in the area, may be modified by the Common Council at any time after the transfer or

lease or sale of the parcel of real property in the area prpvided that the modification be consented to by the lessee or purchaser.

WOODBIDGE REHABILITATION PROJECT
ESTIMATED GROSS PROJECT COST

	<u>BUDGET</u>	<u>SPENT & ENCUM.</u>	<u>FREE BAL.</u>
BG I (75/76)	550,000	546,514	3,486
BG II (76/77)	650,000	618,667	31,333
BG III (77/78)	330,000	182,524	147,476
BG IV (78/79)	665,000	245,600	419,400
BG V (79/80)	803,000	-----	803,000
SUBTOTAL	2,998,000	1,593,305	1,404,695

PROJECTED/ANTICIPATED
BLOCK GRANT FUNDING *

BG VI (80/81)	850,000	-----	850,000
BG VII (81/82)	901,000	-----	901,000
SUBTOTAL	1,751,000	-----	1,751,000
TOTAL	4,749,000	-----	3,155,695

* Revenue from the sale of bonds will cover any shortfall in the projected Block Grant allocations.

WOODBIDGE REHABILITATION PROJECT

ESTIMATED RELOCATION COSTS

RESIDENTIAL

MOVING PAYMENTS	3 @	\$ 500.00	\$ 1,500.00
REHOUSING PAYMENTS (OWNERS)	2 @	\$15,000.00	\$30,000.00
REHOUSING PAYMENTS (TENANTS)	1 @	\$ 4,000.00	\$ 4,000.00

COMMERCIAL

PAYMENT IN LIEU	1 @	\$ 2,500.00	\$ 2,500.00
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ADMINISTRATIVE COST

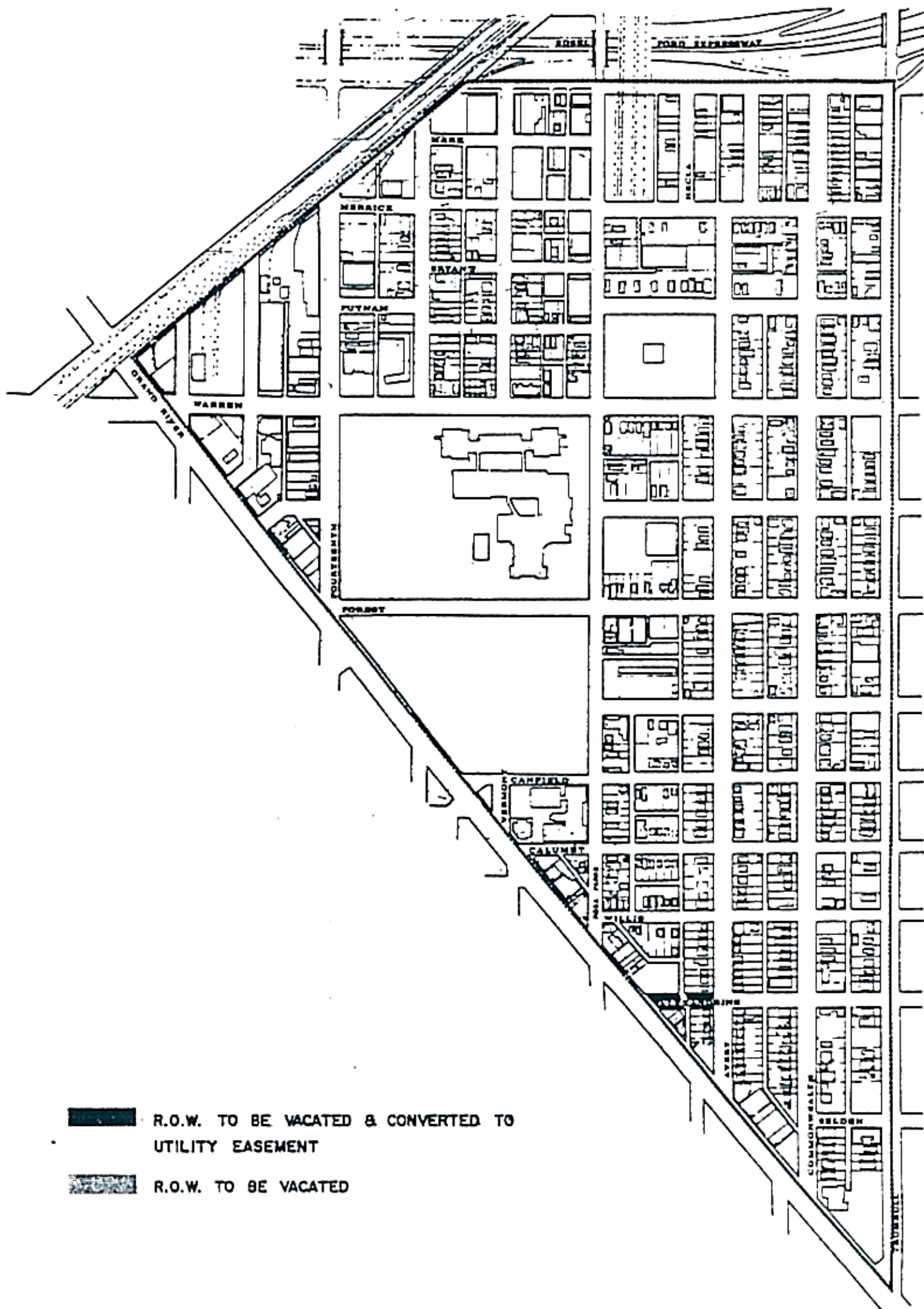
			\$ 5,000.00
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TOTAL ESTIMATED ASSISTANCE AND PAYMENT			\$43,000.00
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OCCUPIED PROPERTY TO BE ACQUIRED

<u>ADDRESS</u>	<u>TYPE</u>	<u>OWNER/TENANT</u>
1771 W. WILLIS	RESIDENTIAL	TENANT
4334 ROSA PARKS	RESIDENTIAL	OWNER
1825 MERRICK	RESIDENTIAL	OWNER
4434 AVERY	COMMERCIAL	-
1831 MERRICK	COMMERCIAL	-
5150 ROSA PARKS	COMMERCIAL	-

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10-31-79



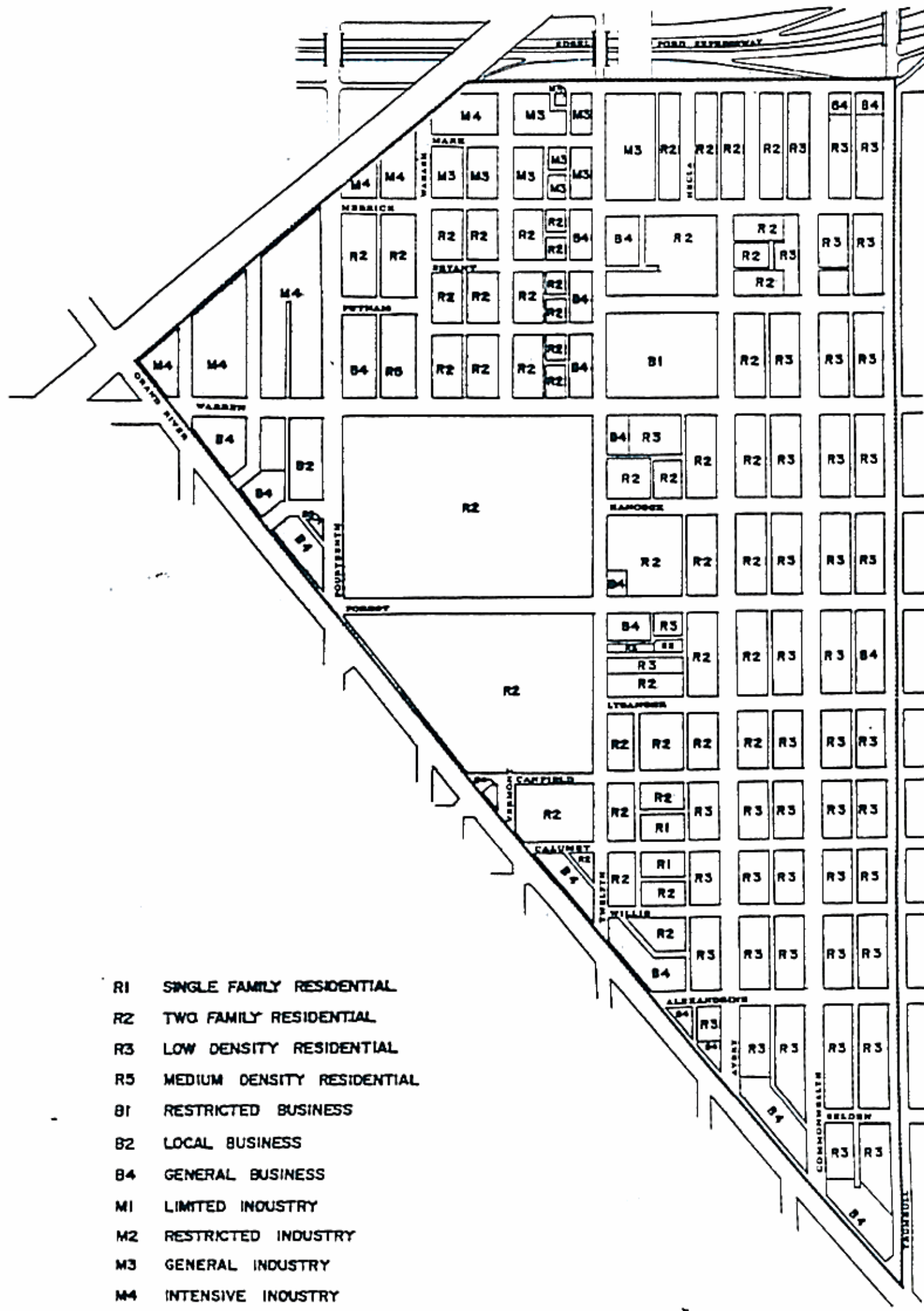
WOODBRIDGE

R.O.W. ADJUSTMENTS

COMMUNITY and ECONOMIC DEVELOPMENT
DETROIT, MICHIGAN

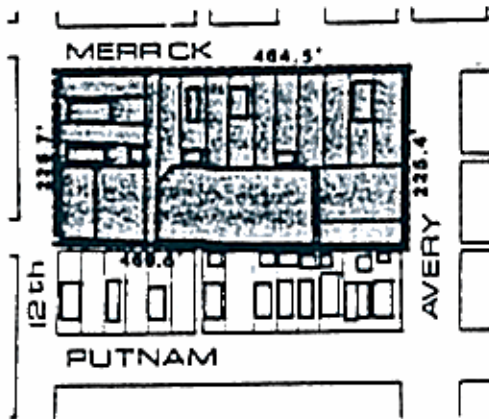


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BY: [Signature]

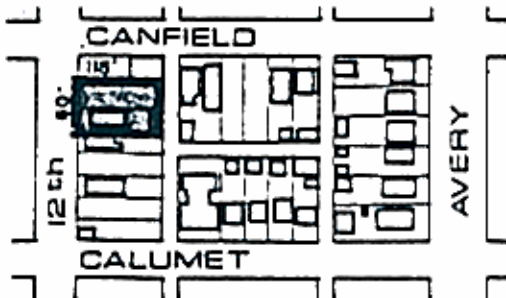


- R1 SINGLE FAMILY RESIDENTIAL
- R2 TWO FAMILY RESIDENTIAL
- R3 LOW DENSITY RESIDENTIAL
- R5 MEDIUM DENSITY RESIDENTIAL
- B1 RESTRICTED BUSINESS
- B2 LOCAL BUSINESS
- B4 GENERAL BUSINESS
- M1 LIMITED INDUSTRY
- M2 RESTRICTED INDUSTRY
- M3 GENERAL INDUSTRY
- M4 INTENSIVE INDUSTRY

A



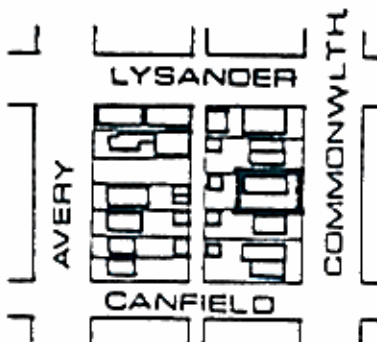
B






C



D



-  disposition property
-  property to be acquired
-  excluded property

WOODBIDGE

DISPOSITION/ACQUISITION PLAN

COMMUNITY and ECONOMIC DEVELOPMENT
DETROIT, MICHIGAN



